



**SOUTH END LANDMARK DISTRICT COMMISSION
PUBLIC HEARING MINUTES**

Held virtually via Zoom

October 5, 2021

Commissioners Present: John Amodeo, David Shepperd, Catherine Hunt, John Freeman

Commissioners Absent: Diana Parcon, Fabian D'Souza,

Staff Present: Mary Cirbus, Preservation Planner; Gabriela Amore, Preservation Assistant

A full recording of the hearing is available at:

<https://www.boston.gov/historic-district/south-end-landmark-district>

5:33 PM: Chair J. Amodeo called the public hearing to order. He explained that, pursuant to the Commonwealth of Massachusetts Executive Order Suspending Certain Provisions of the Open Meeting Law, that the public hearing was being conducted virtually via the online meeting platform Zoom in order to review Design Review applications. He also briefly explained how to participate in the online hearing. Lauren Bennett of the Boston Sun was present.

Following this brief introduction he called the first Design Review application.

DESIGN REVIEW

APP # 22.0309 SE

TIME: 5:35 PM

ADDRESS: 1 Chandler Street

Applicant: MASS Design Group

Proposed Work: At the Chandler Street annex, reconfigure and construct new stairs and ramp, construct new deck, modify storefront window system and install new entry, paint façade, and install new signage.

Project Representatives: Chris Scoval was the project representative.

Documents Presented: Photos of existing conditions and plans for the proposed work.

Discussion Topics: Commission members discussed the existing materials of the annex, and requested further details regarding the proposed signage.

Public Comment: There was no public comment.

J. Freeman motioned to approve the application with provisos. C. Hunt seconded the motion. The vote was 4-0 (Y: JA, DS, CH, JF) (N: None) (Abs: None).



- **A detail of the railing must be submitted.**
- **Wall design approved in concept.**
- **Signage details remanded to staff**
- **Steel post and pickets to be plumb**

APP # 22.0341 SE

TIME: 7:33 PM

ADDRESS: 541 MASSACHUSETTS AVENUE

Applicant: John Burns

Proposed Work: Install new garden level entry door. Install new condenser units at the rear façade and install new railings.

Project Representatives: John Burns was the project representative.

Documents Presented: Photos of existing conditions and plans for the proposed work.

Discussion Topics: Commission members discussed the location of the condensing unit, and railings. They also discussed the configuration of the proposed door.

Public Comment: There was no public comment.

J. Freeman motioned to approve the application with provisos. D. Shepperd seconded the motion. The vote was 4-0 (Y: JA, DS, CH, JF) (N: None) (Abs: None).

- **Remand configuration of the door to staff**

APP # 2.0345 SE

TIME: 6:23 PM

ADDRESS: 455 MASSACHUSETTS AVENUE

Applicant: Sally Leung

Proposed Work: Rebuild a roof deck.

Project Representatives: Will Capachione was the project representative.

Documents Presented: Photos of existing conditions and plans for the proposed work.

Discussion Topics: The applicant explained that the roof deck is extant. The Commission discussed the visibility and the ability of staff to check sightlines.

Public Comment: There was no public comment.

C. Hunt motioned to approve the application with provisos. D. Shepperd seconded the motion. The vote was 4-0 (Y: JA, DS, CH, JF) (N: None) (Abs: None).

- **Roof deck to be remanded to staff for approval**

APP # 22.0358 SE

TIME: 7:00 PM

CITY of BOSTON

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ADDRESS: 500 TREMONT STREET

Applicant: The Trustees of Reservations

Proposed Work: Install new fencing and curbing at the Berkeley Community Garden.

Project Representative: Alex Carbone was the project representative.

Documents Presented: Photos of existing conditions and plans for the proposed work.

Discussion Topics: The Commissioners discussed the curbing, noting that the plans provided did not include details regarding the curb.

Public Comment: There was no public comment

C. Hunt motioned to approve the application with provisos. D. Shepperd seconded the motion. The vote was 4-0 (Y: JA, DS, CH, JF) (N: None) (Abs: None).

- **The finials must be eliminated from the design**

APP # 22.0365 SE

TIME: 6:46 PM

ADDRESS: 363 ALBANY STREET

Applicant: Mollie Padden

Proposed Work: Modify and install new telecommunication antennas.

Project Representative: Mollie Padden was the project representative.

Documents Presented: Photos of existing conditions and plans for the proposed work.

Discussion Topics: Commissioners discussed the visibility and appropriateness of the proposed antennas.

Public Comment: There was no public comment.

J. Freeman motioned to approve the application. C. Hunt seconded the motion. The vote was 4-0 (Y: JA, DS, CH, JF) (N: None) (Abs: None).

APP # 22.0368 SE

TIME: 6:57 PM

ADDRESS: 435 COLUMBUS AVENUE

Applicant: Bryn Robinson

Proposed Work: Install new signage at the storefront.

Project Representative: Ray Phil, Boston Design Company

Documents Presented: Photos of existing conditions and plans for the proposed work.



Discussion Topics: The Commission suggested the use of halo lettered lighting rather than the proposed band style. The applicant ensured that all bolts to be installed will be installed into the mortar joints of the structure.

Public Comment: There was no public comment.

D. Shepperd motioned to approve the application with provisos. C. Hunt seconded the motion. The vote was 4-0 (Y: JA, DS, CH, JF) (N: None) (Abs: None).

- **End of the sign band should be closed off**
- **Any new drawings are to be submitted to staff**

APP # 22.0373 SE

TIME: 7:08 PM

ADDRESS: 42 WEST NEWTON STREET

Applicant: Daniel Johnson

Proposed Work: Install visible HVAC equipment on roof deck.

Project Representative: Daniel Johnson was the project representative.

Documents Presented: Photos of existing conditions and plans for the proposed work.

Discussion Topics: The Commission discussed the visibility of the rooftop equipment, and the use of planters to help screen the equipment. The applicant explained that the rooftop equipment cannot be moved back any farther than it already has been.

Public Comment: David Stone, an abutter, expressed his support for the project.

C. Hunt motioned to approve the application with provisos. D. Shepperd seconded the motion. The vote was 4-0 (Y: JA, DS, CH, JF) (N: None) (Abs: None).

- **The applicant must conceal the structure with greenery**
- **Final details to be reviewed by staff**

APP # 22.0366 SE

TIME: 7:49 PM

ADDRESS: 595 ALBANY STREET

Applicant: Andrew Brassard

Proposed Work: Demolish existing building and construct a six-story mixed use building with parking and commercial space.

Project Representative: Andrew Brassard was the project representative

Documents Presented: Photos of existing conditions and plans for the proposed work.



Discussion Topics: The Commission discussed the significance of the existing structure, and whether or not demolition of the structure would be appropriate for the district. They also discussed the feasibility of rehabilitation.

Public Comment: David Stone expressed his support for the project. Peter Cavalero expressed concern about the structural integrity of the building.

J. Freeman motioned to continue the application and conduct a site visit. C. Hunt seconded the motion. The vote was 4-0 (Y: JA, DS, CH, JF) (N: None) (Abs: None).

ADMINISTRATIVE REVIEW/ APPROVAL

J. Freeman motioned to approve the Administrative Review/Approval applications. C. Hunt seconded the motion. The vote was 4-0 (Y: JA, DS, CH, JF) (N: None) (Abs: None).

RATIFICATION OF HEARING MINUTES

C. Hunt motioned to approve the 9/7/2021 hearing minutes. J. Amodio seconded the motion. The vote was 4-0 (Y: JA, DS, CH, JF) (N: None) (Abs: None).

Adjourn – 9:00PM

C. Hunt motioned to adjourn the hearing. D. Shepperd seconded the motion. The vote was 4-0 (Y: JA, DS, CH, JF) (N: None) (Abs: None).